

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		VALENTINE RD, ARLINGTON

## OWNERSHIP

Owner 1:	MCGOWAN NUALA C &			
Owner 2:	SHANLEY ERIN			
Owner 3:				
Street 1:	60 VALENTINE ROAD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	CAROWELL LLC -		
Owner 2:	-		
Street 1:	1193 MASS AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .091 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Aluminum Exterior and 1440 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.09068	Total SF/SM:	3950	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	376,950	Spl Credit	Total:	377,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3950.000	415,200		377,000	792,200
Total Card	0.091	415,200		377,000	792,200
Total Parcel	0.091	415,200		377,000	792,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		550.14	/Parcel: 550.14

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	415,200	0	3,950.	377,000	792,200		Year end	12/23/2021
2021	101	FV	403,700	0	3,950.	377,000	780,700		Year End Roll	12/10/2020
2020	101	FV	403,700	0	3,950.	376,900	780,600	780,600	Year End Roll	12/18/2019
2019	101	FV	306,100	0	3,950.	376,900	683,000	683,000	Year End Roll	1/3/2019
2018	101	FV	306,100	0	3,950.	317,700	623,800	623,800	Year End Roll	12/20/2017
2017	101	FV	306,100	0	3,950.	290,800	596,900	596,900	Year End Roll	1/3/2017
2016	101	FV	306,100	0	3,950.	247,700	553,800	553,800	Year End	1/4/2016
2015	101	FV	156,900	0	3,950.	215,400	372,300	372,300	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2015	Meas/Inspect	PC	PHIL C
8/19/2015	Sales Review	PT	Paul T
10/14/2008	Inspected	355	PATRIOT
10/24/2000	Hearing Chag	189	PATRIOT
2/24/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/12/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

[illegible]

376,950	Spl Credit		Total:	377,000
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2023

**AssessPro** Patriot Properties, Inc